

August 2023

THE LAKES NEWS

Everything good, everything magical, happens between the months of June and August.—Jenny Han



IN THIS ISSUE:

- Finance
- Landscape
- Property Manager
- Mailbox Update
- Window Update

Financial Report—Larry, Treasurer

Cash on hand of \$138k against accounts payable and prepaid member fees of \$66k. Leaves a balance of \$72k for summer expenses and projects.

Revenue/Member Fees are tracking to budget with 2 co-owners that have entered the standard collection process for past due accounts. Operating Expenses: Lawn and Grounds Maintenance Expenses are in full swing. Summer shrub trimming has occurred and been paid for (\$9795). Sprinkler repairs of \$4272 covered a zone valve replacement and a low pressure issue between Tartan and Moors Point Way, along with standard monthly head replacements.

Other Contractors and Building Maintenance of \$2870 covered numerous items including, gutter and downspout cleaning and repair, mailbox and exterior light fixture repair and other misc electrical issues. Drywall repair of \$2996 that resulted from roof leaks. All other expenses were what we would call normal and ordinary.

Transfer of funds to the Reserve Account of \$68k represents the standard monthly transfer of \$28k and an additional \$40k of Operating Funds that we believe will be unused in the Other Contractor and Building Maintenance and will be better served in the window replacement expenditure of the Reserve Account.

Reserve spending of \$2654 for stone bed top dressing and \$52,716 for window replacement occurred.

June 2023 Windows \$\$ to Spend

2022 Carryover	(20,647)
Reclass Mailbox Reserve	43,360
Unused 2022 Operating Funds	86,000
Transferred to Reserve	
2023 Reserve Budget	220,753
Allocation	
2023 Oper Fund Transfer	<u>40,000</u>
	369,466
2023 \$\$ Spent thru 6/6/2023	(246,449)
\$\$ Committed thru 6/8/2023	<u>(76,686)</u>
Remaining \$\$ to spend	46,331

August 2023



THE LAKES NEWS

Landscape Update—Barbara, Secretary

Hi neighbors,

My gracious but the summer goes by quickly, here it is August already. The Landscaping Committee has been busy little bees, flitting around our neighborhood. We've looked in the front and in the back. We've looked at trees and bushes and lovely flowers. Trees and bush trimming will be taken care of in the fall. We have set up priorities for what to do first and then second. Our first priority is to make our fronts and sides looking wonderful. Step one will be removing old or dead plants. Next removing ivy that has been killing our plants and trying to get into our homes. Bad ivy. Then planting new plants/bushes, mulch or stones as needed. As our budget lasts we will do as much as we can, starting with our fronts and then moving to our backyards.

Property Manager—Sheila, Property Manager

PLEASE - Do not feed the squirrels and geese! We have had issues with squirrels damaging the property by chewing on the buildings. With the Goose Roundup cancelled the last two years, there is a significant number of geese.

- If you are interested in installing a Ring Doorbell, please follow the proper process by requesting Board approval. You may submit your request to the management office by emailing Sheila Mowry at smowry@633group.com.
- PERMITS – If you will be remodeling, you must obtain the necessary City of Portage building permits. Please make sure your contractor is licensed and insured. You must provide copies of the contractor's license, insurance and building permit to the management office for the file. NOTE: Please know that any exterior modifications or alterations MUST have Board approval prior to any work being done.
- Please obey the 15 MPH Speed Limit. THE SAFETY OF OUR RESIDENTS IS IMPORTANT! Many of our residents are out walking, riding bikes, or running. This is part of what makes The Lakes such a pleasant community to live in!

Updates—Aimee, Acting President

Mailboxes— Please watch for a separate update coming in your mailbox, that will be sent to all co-owners.

August 2023



THE LAKES NEWS

Update Continued—Aimee, Acting President

Windows—We are initiating and exploring the possibility of working with Blackberry Systems and Kolbe windows. If you currently have some Pella windows in your home, when you qualify for the other windows to be replaced, you will still be able to get the Pella (matching windows) installed by Joel. However, if you do not have any of the Pella windows and qualify for replacement you would receive Kolbe windows from Blackberry Systems. We are going to start with installing the Kolbe windows in one home and then evaluating how the process went and the success of that installation. We as a Board want to make sure that Blackberry Systems can meet our high standards for quality and workmanship. If the installation is successful and the quality of the window meets our expectations we could potentially see a 25-30% reduction in pricing. This would represent a sizeable savings, without any reduction in quality. We will keep you updated and appreciate your patience as we work through this process.

Community— Last month I talked about Community and challenged everyone to go outside and say “Hi” to your neighbor. I hope everyone greeted their neighbor as warm as our summer has been. When my husband and I decided to move to The Lakes we did this because we wanted to be apart of a community. Yes, it is true we no longer wanted to mow our grass, weed whack and clean gutters. We no longer wanted to trap the wild life that was always just outside our door (county living). But we wanted community. We wanted neighbors, we wanted people to laugh with, make friends with, take walks with. We wanted to be exposed to people with different talents than us. Different points of view. We wanted to work all together with people for one common goal, the betterment of our community.

I would like to know, if anyone in our community has interest in forming a committee or a group? Maybe a Book Club that meets once a month or an Activities Committee that can plan a few events each year, how about a neighborhood BBQ, or a night of music and entertaining, I know we have some talented people in our community. How about a neighborhood cocktail party, no one has to drive, just walk out your front door. I would love to see our community getting to know each other, enjoying our neighbors, watching out for each other and sharing our talents with each other. If you have any interest in joining a committee or forming a group, would like to host an event, or maybe you just have interest in coming to an event please email Sheila and let her know. smowry@633group.com

In summer, the song sings itself.—William Carlos Williams